042.0	0005	0002.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	674,900 / 674,900
					USE VALUE:	674,900 / 674,900
					ASSESSED:	674,900 / 674,900

PROPERTY LOCATION

No	Alt No	Direction/Street/City
108		WARREN ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	GALLAGHER PETER M-LORRAINE M/
Owner 2:	LIFE ESTATE
Owner 3:	
Street 1:	108 WARREN ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	GALLAGHER PETER M-LORRAINE -
Owner 2:	-
Street 1:	108 WARREN ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 3,000 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1900, having primarily Wood Shingle Exterior and 1245 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 5 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt	8	22E
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	3000.000	266,900		408,000	674,900
Total Card	0.069	266,900		408,000	674,900
Total Parcel	0.069	266,900		408,000	674,900

Source: Market Adj Cost | Total Value per SQ unit /Card: 542.00 | /Parcel: 542.0

Legal Description

User Acct

29310

GIS Ref

GIS Ref

Insp Date

01/21/09

Entered Lot Size

Total Land:

Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID 042.0-0005-0002.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	266,900	0	3,000.	408,000	674,900	674,900	Year End Roll	12/18/2019
2019	101	FV	218,900	0	3,000.	433,500	652,400	652,400	Year End Roll	1/3/2019
2018	101	FV	218,900	0	3,000.	316,200	535,100	535,100	Year End Roll	12/20/2017
2017	101	FV	218,900	0	3,000.	275,400	494,300	494,300	Year End Roll	1/3/2017
2016	101	FV	218,900	0	3,000.	234,600	453,500	453,500	Year End	1/4/2016
2015	101	FV	213,500	0	3,000.	229,500	443,000	443,000	Year End Roll	12/11/2014
2014	101	FV	213,500	0	3,000.	188,700	402,200	402,200	Year End Roll	12/16/2013
2013	101	FV	213,500	0	3,000.	179,500	393,000	393,000		12/13/2012

!3563!

PRINT

Date	Time
12/10/20	18:47:06

LAST REV

Date	Time
11/30/20	14:03:45

jorourke

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 3563

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
GALLAGHER PETER	65542-396		6/15/2015	Convenience	99	No	No		
	12791-269		1/1/1901	Family		No	No		N

USER DEFINED

Prior Id # 1:	29310
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
6/11/2015	669	New Wind	17,124		6/11/2015			Replace 11 windows
5/15/2012	612	Redo Kit	25,000					& RELOCATE HBATH &

ACTIVITY INFORMATION

Date	Result	By	Name
6/23/2015	Permit Insp	PC	PHIL C
6/18/2012	Info Fm Prmt	BR	B Rossignol
1/21/2009	Meas/Inspect	189	PATRIOT
2/29/2000	Measured	268	PATRIOT
11/1/1981		CM	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		3000		Sq. Ft.	Site		0	80.	1.70	1									408,000						408,000	

Total AC/HA:	0.06887	Total SF/SM:	3000	Parcel LUC:	101	One Family	Prime NB Desc:	ARLINGTON	Total: 408,000	Spl Credit	Total: 408,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	3 - Gambrel		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1900	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G13	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Very Good
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.35000002
Const Adj.:	1.01989794
Adj $ / SQ:	172.108
Other Features:	77000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	327899
Depreciation:	60989
Depreciated Total:	266910

COMMENTS

LAND CHANGED TO 3000 S/F 3/3/98.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 5			BRs: 3				Baths: 1		HB 1		

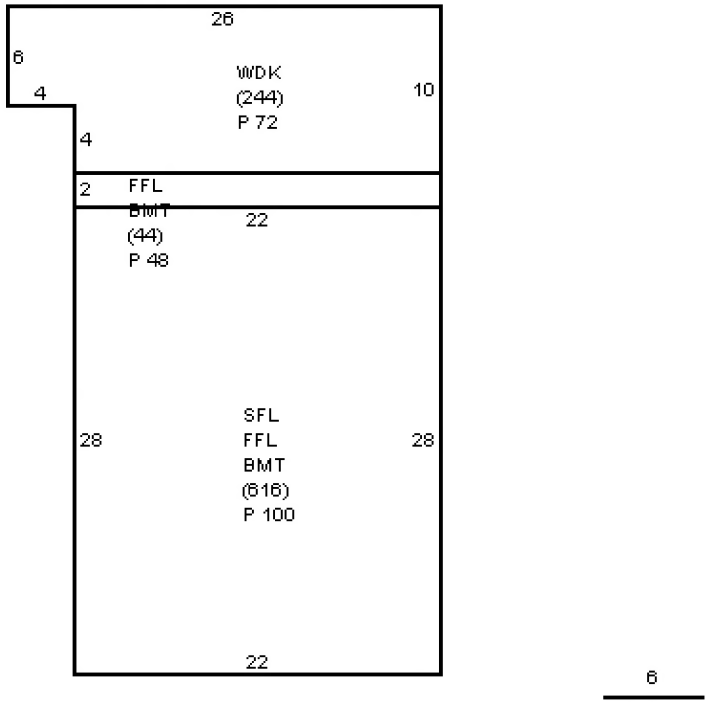
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	5	3	m
Totals			
1	5	3	

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	660	51.630	34,077
FFL	First Floor	660	172.110	113,591
SFL	Second Floor	585	172.110	100,717
WDK	Deck	244	10.300	2,513
	Net Sketched Area:	2,149	Total:	250,898
Size Ad	1245.2000	Gross Are	2180	FinArea 1245

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
SFL	95				

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	172.11
Special Features:	0	Val/Su Net:	124.20
Final Total:	266900	Val/Su SzAd	214.34

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 042.0-0005-0002.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	7x7	A	AV	2005	0.00	T	11.2	101						

More:	N	Total Yard Items:		Total Special Featues:		Total:	